



BURR RIDGE ZONING ORDINANCE

SECTION VI.H R-5 SINGLE-FAMILY RESIDENCE DISTRICT

H. R-5 PLANNED RESIDENCE DISTRICT

The R-5 Planned Residence District is intended to accommodate a variety of dwelling types within a development of not less than 80 acres.

1. Permitted Uses

- a. Agriculture.
- b. Single-family detached dwellings.
- c. Accessory uses customarily incidental to the above permitted uses.
- d. Single-family clustered dwellings
- c. Single-family attached dwellings and multiple-family dwellings occupying not more than forty (40%) percent of the gross site area zoned R-5, provided that the gross density of the said total contiguous area shall not exceed 4.20 dwelling units per acre.
- d. Public Parks and those uses and structures accessory to a public park including but not limited to recreation and administration buildings, gymnasiums, concession and rest room facilities, gazebos, picnic shelters, playing fields, athletic courts, parking lots, fences, playgrounds and playground equipment, and similar uses and structures.
(Amended by Ordinance A-834-8-00)

2. Special Uses

- a. Convents, monasteries and seminaries.
- b. Colleges, universities and accessory uses thereto.
- c. Community centers, museums, libraries, and other cultural facilities.
- d. Golf courses, standard or par 3.
- e. Garden and plant nursery plots not including retail sales.
- f. Hospitals.
- g. Outdoor recreation uses, private, public, or semi-public of a non-intensive nature, specifically excluding commercial driving ranges, miniature golf courses, water slides, batting cages and similar uses.
- h. Planned unit developments as governed by Section XIII and the specific ordinance approving each such planned unit development.
- i. Schools, public or private.



- j. Public utility and governmental service uses on lots having areas and widths as approved by the Board of Trustees.
 - (1) Utility substations.
 - (2) Police stations.
 - (3) Fire stations.
 - (4) Railroad rights-of-way.
 - (5) Water filtration plants, pumping stations, and reservoirs.
 - (6) Municipal Administration Offices
 - (7) Village owned public works facility or garage
- k. Churches, temples, or synagogues (including accessory day care and pre-school programs).
- l. Accessory uses customarily incidental to the above special uses.
- m. Sheltered/skilled care facility as regulated in the R-1 District.

3. Minimum Site Area

The minimum area to which this R-5 classification may be applied (i.e. minimum size of a parcel for rezoning to the R-5 District) is 80 contiguous acres.

4. Lot Size Requirements

a. Permitted Uses

	<u>Minimum Lot Area</u>	<u>Minimum Lot Width</u>
(1) Single-family detached dwellings	12,000 sq. ft	80 feet
(2) Single-family clustered dwellings	5,000 sq. feet	50 feet
(3) Single-family attached & multi-family dwellings	3,000 sq. feet per unit	100 feet
(4) Agriculture	20 acres	700 feet
(5) Public Parks without completely enclosed buildings	Same as minimum required for single-family detached dwellings	
(6) Public Parks with completely enclosed buildings (Amended by Ordinance A-834-8-00)	300 feet	5 acres

b. Special Uses

(1) Convents, monasteries and seminaries	5 acres	300 feet
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(2)	Colleges and Universities	20 acres	800 feet
(3)	Garden and plant nursery plots	5 acres	300 feet
(4)	Hospitals	25 acres <u>Minimum Lot Area</u>	800 feet <u>Minimum Lot Width</u>
(5)	Outdoor recreational uses	5 acres	300 feet
(6)	Planned unit developments	40 acres	800 feet

Except for Planned Unit Developments existing as of August 1, 1995, which will be regulated solely by the ordinance granting the special use permit for the planned unit development and any other related zoning provisions in existence on that date.

(7)	Schools, public and private		
	(a) Elementary school	5 acres	300 feet
	(b) Junior high school	10 acres	300 feet
	(c) High school	20 acres	800 feet
(8)	Public utility and governmental facilities	(As established by Special Use Approval)	
(9)	Churches, temples, or synagogues (including accessory day care and pre-school programs)	5 acres	300 feet
(10)	Community centers, museums, libraries, and cultural facilities	(As established by Special Use Approval)	

5. Maximum Floor Area Ratio Not to exceed .5.

6. Maximum Building Height

- a. Single-family attached dwellings, single-family detached dwellings and single-family clustered dwellings -- not more than two and one-half stories or 30 feet, whichever is lower.
- b. Multiple-family dwellings -- not more than two and one-half stories or 30 feet (measured to the peak of the roof), whichever is lower.
- c. Flat roofs are prohibited.

7. Minimum Ground Floor Area Per Dwelling Unit

- a. Single-family detached dwellings:
 - (1) One-story dwellings -- not less than 1,500 square feet.
 - (2) Dwellings having more than one story:



- (a) not less than 1,125 square feet for a one and one-half story dwelling.
 - (b) not less than 750 square feet for a two story or two and one-half story dwelling.
- b. Single-family clustered dwellings -- 1,200 square feet;
- c. Single-family attached dwellings and multiple-family dwellings -- excluding garages, balconies, basements, utility rooms, and areas common to the operation and maintenance of the entire building, 900 square feet, except such dwelling units containing more than one bedroom shall be as follows:
 - (1) two-bedroom dwelling units -- 1,200 square feet;
 - (2) three-bedroom dwelling units -- 1,600 square feet;
 - (3) units with over three bedrooms -- 200 additional square feet for each bedroom.

8. Yard Requirements

a. Permitted Uses:

Minimum yards shall be provided in compliance with the following regulations:

	<u>Front Yard</u>	<u>Interior Side Yard</u>	<u>Corner Side Yard</u>	<u>Rear Yard</u>
(1) Single-family detached dwellings	30 feet	10 feet	30 feet	50 feet
(1) Single-family clustered dwellings	40 feet	10 feet*	40 feet	30 feet
(2) Single-family semi-detached, attached and multiple-family dwellings	30 feet	15 feet	30 feet	30 feet
(4)	*Interior side yards for single-family clustered dwellings on interior lots may be less than 10 feet provided the side yards shall have a combined width of 10 feet and the separation between buildings on adjoining lots shall be 10 feet.			
(5)	*The interior side yard for single-family clustered dwellings on corners lots may be eliminated provided the minimum separation from buildings on adjoining lots shall be 10 feet.			
(6)	In addition to setbacks from property lines, the minimum yard requirements for single-family attached and multiple-family dwellings shall be provided around the perimeter of each building. The yard requirements for a principal building shall not encroach into the yard requirements for any other principal building.			



- (7) All permitted uses not listed above shall comply with the setback requirements of the R-1 Single-Family Residence District.
- (8) Public Parks without completely enclosed buildings Same as minimum required for single-family detached dwellings
- (9) Public Parks with completely enclosed buildings 100 feet 40 feet 100 feet 100 ft
(Amended by Ordinance A-834-8-00)

b. Special Uses

<u>Front Yard</u>	<u>Interior Side Yard</u>	<u>Corner Side Yard</u>	<u>Rear Yard</u>
100 feet	40 feet	100 feet	100 ft

Planned Unit Developments existing as of August 1, 1995, shall be regulated solely by the ordinance granting the special use permit for the planned unit development and any other related zoning provisions in existence on that date.

In addition, for buildings over 30 feet in height, each side yard shall be increased by two feet for each additional one foot in building height.

c. Transitional Yards

All interior side yards and rear yards abutting property in another zoning district and subdivision shall be a minimum of 50 feet.

9. Minimum Open Space

Areas of single-family clustered, single-family attached, and multiple-family development shall be provided with open space area equal to 1.0 times the floor area of the residential buildings.

10. Off-Street Parking and Off-Street Loading

Off-street parking and loading in accordance with the applicable regulations set forth in Section XI.